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FILED & ENTERED

FEB 13 2025

CLERK U.S. BANKRUPTCY COURT
Central District of California
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UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA
LOS ANGELES DIVISION

In re

LESLIE KLEIN,

Debtor.

Case No. 2:23-bk-10990-SK

Chapter 11

**ORDER GRANTING MOTION AND
APPROVING SALE OF ESTATE'S
INTEREST IN SUITE 1323 OF THE
LEONARDO PLAZA HOTEL, HA-RAV
AVIDA ST 1, JERUSALEM, 9426801,
ISRAEL**

Date: February 12, 2025

Time: 9:00 a.m.

Crtrm.: 1575

Judge: Hon. Sandra R. Klein

[Relates to Docket Nos. 895, 904 and 906]

1 A hearing was held on February 12, 2025, at 9:00 a.m., before the Honorable Sandra R.
2 Klein, United States Bankruptcy Judge for the Central District of California, in Courtroom 1575
3 located at 255 East Temple Street, Los Angeles, California, on the *Motion For Order Approving*
4 *Sale of Estate's Interest In Suite 1323 Of The Leonardo Plaza Hotel, Ha-Rav Avida St 1,*
5 *Jerusalem, 9426801, Israel* [Docket No. 895] (the "**Motion**")¹, filed by Bradley D. Sharp, the duly
6 appointed, authorized and acting chapter 11 trustee (the "**Trustee**") in the above-captioned
7 bankruptcy case. Appearances were made as noted on the record.

8 The Court, having read and considered the Motion and all papers filed in support thereof,
9 as well as the response filed by Leslie Klein as Trustee of the Marital Deduction Trust of Erika
10 Klein and Trustee of the Credit Trust of Erika Klein [Docket No. 904] and the Trustee's reply
11 thereto [Docket No. 906], and, having found that the offer of Philip Joseph Goldschmiedt and
12 Rachel Goldschmiedt (the "**Buyer**") is the "highest and best" offer received with respect to the
13 proposed sale, and that the Buyer is entitled to "good faith" protection in accordance with 11
14 U.S.C. §363(m), and having found that Suite 1323 of The Leonardo Plaza Hotel, Ha-Rav Avida St
15 1, Jerusalem, 9426801, Israel (the "**Property**") is free and clear of all liens, claims or interests,
16 except for an order prohibiting any disposition of the Property issued by the Israeli Court at the
17 Trustee's request, and with good cause shown,

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28 ¹ Capitalized terms not defined herein shall have the same meaning ascribed to them in the Motion.

IT IS HEREBY ORDERED:

1. The Motion is **GRANTED**.

2. The Trustee is authorized to sell, pursuant to 11 U.S.C. §363(b), the bankruptcy estate's interest in the Property, as further set forth herein.

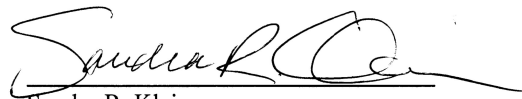
3. The offer (the "**Accepted Offer**") from the Buyer in the amount of 3,271,000 Israel New Shekels (ILS) is approved. The Accepted Offer is the "highest and best" offer the Trustee has received for the Israel Property.

4. The Buyer is deemed a "good faith purchaser" pursuant to 11 U.S.C. § 363(m).

5. Notwithstanding Bankruptcy Rule 6004(h), this Order shall be effective and enforceable immediately upon entry, its provisions shall be self-executing, and the Trustee is authorized to proceed with the sale. The Motion or notice of Motion shall be deemed to provide sufficient notice of the Trustee's request for waiver of the otherwise applicable stay of the Order.

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Date: February 13, 2025


Sandra R. Klein
United States Bankruptcy Judge